

044.A

0001

0173.A

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

667,900 / 667,900

USE VALUE:

667,900 / 667,900

ASSESSED:

667,900 / 667,900


Patriot
 Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
173		FRANKLIN ST, ARLINGTON

OWNERSHIP

Unit #: 173A

Owner 1: SMITH PETER

Owner 2: ROS GONZALEZ ELENA

Owner 3:

Street 1: 173A FRANKLIN ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: NGUYEN MARK M & IRIS S -

Owner 2: -

Street 1: 173-A FRANKLIN ST

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo TnHs. Building built about 2002, having primarily Vinyl Exterior and 1531 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code Descrip/No Amount Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Description LUC No of Units Depth / Unit Type Land Type LT Base Unit Neigh Neigh Neigh Infl % Infl % Infl % Appraised Alt Spec J Fact Use Value Notes

Code Fact Fact Price Units Type Type Factor Value Price Neigh Influ Mod Infl 1 % Infl 2 % Infl 3 % Value Class Land Code

102 Condo 0 Sq. Ft. Site 0 0. 0.00 7459

IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct
102		0.000	667,900			667,900			240669
							GIS Ref		
							GIS Ref		
							Insp Date		
							07/12/18		

PREVIOUS ASSESSMENT								Parcel ID	044.A-0001-0173.A		
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date	
2022	102	FV	667,900	0	.	.	667,900		Year end	12/23/2021	
2021	102	FV	656,300	0	.	.	656,300		Year End Roll	12/10/2020	
2020	102	FV	644,800	0	.	.	644,800	644,800	Year End Roll	12/18/2019	
2019	102	FV	629,600	0	.	.	629,600	629,600	Year End Roll	1/3/2019	
2018	102	FV	573,600	0	.	.	573,600	573,600	Year End Roll	12/20/2017	
2017	102	FV	515,300	0	.	.	515,300	515,300	Year End Roll	1/3/2017	
2016	102	FV	515,300	0	.	.	515,300	515,300	Year End	1/4/2016	
2015	102	FV	494,200	0	.	.	494,200	494,200	Year End Roll	12/11/2014	

SALES INFORMATION

TAX DISTRICT								PAT ACCT.		
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes	
NGUYEN MARK M &	51300-307		6/12/2008		510,000	No	No			
CARNEY JOHN A	37430-062		12/19/2002		416,000	No	No			

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
2/18/2020	118	Redo Bat	48,800	O					9/23/2021	Mail Update	MM	Mary M
5/9/2002	411	New Buil	150,000	C	9/23/2002	G4	GR FY04		7/12/2018	Measured	DGM	D Mann

ACTIVITY INFORMATION

Date	Result	By	Name
9/23/2021	Mail Update	MM	Mary M
7/12/2018	Measured	DGM	D Mann
9/23/2003	Inspected	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA _____

Total AC/HA: 0.00000 Total SF/SM: 0 Total LUC: 102 Condo Prime NB Desc CONDO Total: Spl Credit Total:

EXTERIOR INFORMATION

Type:	8 - Condo TnHs.	
Sty Ht:	2H - 2 & 1/2 Sty	
(Liv) Units:	1	Total: 1
Foundation:	1 - Concrete	
Frame:	1 - Wood	
Prime Wall:	4 - Vinyl	
Sec Wall:		%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	GRAY	
View / Desir:		

BATH FEATURES

Full Bath:	2	Rating: Very Good
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:	1	Rating: Very Good
A HBth:		Rating:
OthrFix:		Rating:

COMMENTS

SETUP NEW CONDO. VIEWED CONDO OUTSIDE ONLY. CHANGED OWNERSHIP PRIOR TO M DEED TO REFLECT CURRENT OWNER MAKING MDEED..

SKETCH

GENERAL INFORMATION

Grade:	B- - Good (-)
Year Blt:	2002
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	G4
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal:	1M - Drywall
Sec Int Wall:	10 - None
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	
Bsmt Flr:	12 - Concrete
Subfloor:	
Bsmt Gar:	
Electric:	3 - Typical
Insulation:	3 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	15 - H.V.A.C
# Heat Sys:	1
% Heated:	100
% AC:	100
Solar HW:	NO
Central Vac:	NO
% Com Wal	% Sprinkled

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	50.000000000
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	5.1 %
Functional:		%
Economic:		%
Special:		%
Override:		%

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

PARCEL ID 044.A-0001-0173.A

SKETCH

RESIDENTIAL GRID

1st Res Grid	Line 1	# Units 1
Level	FY LR DR D K FR RR BR FB HB L O	
Other		
Upper		
Lvl 2		
Lvl 1		
Lower		
Totals	RMS: 7 BRs: 3 Baths: 2 HB: 1	

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu #	Ten
GLA	Gross Liv Ar	1,531	234.100	358,408						
Size Ad	1531	Gross Area	1531	FinArea	1531					
Net Sketched Area: 1,531				Total: 358,408						

IMAGE



AssessPro Patriot Properties, Inc